

506-193

Return To:
Mississippi Real Estate Closings
5699 Getwell Road
Building G, Suite 1
Southaven, MS 38672
662-349-1818

SUNTRUST

Subordination Agreement

Return Recorded Document To:
SunTrust Consumer Lending Services
Image Department
P. O. Box 305053
Nashville, TN 37230-5053

THIS SUBORDINATION AGREEMENT, given this 24TH day of AUGUST, 2006, by and between
RENASANT BANK, ("New Lender")
and SunTrust Bank, successor by merger to National Bank of Commerce, ("SunTrust").

WITNESSETH

WHEREAS, JAMES B WILSON AND CHRISTY R WILSON
("Owners") are the owners of real property in CLAY
County, Mississippi ("the Property") described as:

SEE ATTACHED SCHEDULE (A)

WHEREAS, the Owners, gave SunTrust a Deed to Secure Debt, Deed of Trust or Mortgage dated
JUNE 30, 2004, in the amount of \$ 39,580.00 which granted a lien upon the
Property which was recorded on _____, in Deed, Trust or Official Record Book
2021, Page 0512, in the Register's or Clerk's Office for CLAY
County, Mississippi ("Security Instrument");

☐ WHEREAS, the Owners desire to obtain a new loan secured by a lien on the Property with New Lender
and the Security Instrument prohibits Owner from obtaining another loan secured by the Property without
the consent of SunTrust; and

or

☒ WHEREAS, Owners desire to refinance the loan which was secured by a first lien on the Property and as
a condition of the refinance, New Lender requires SunTrust to subordinate the lien of its Security
Instrument to the lien to be created by New Lender; and

☐ WHEREAS, SunTrust will grant its permission for the new loan secured by the Property if New Lender will
confirm the subordinate position of its lien on the Property.

or

☒ WHEREAS, SunTrust has agreed to subordinate the lien on the Property created by its Security
Instrument to the lien which will be granted by Owners to the New Lender.

☐ NOW THEREFORE, in consideration of the foregoing and for the express purpose of inducing SunTrust
to grant its permission for the New Lender to make the Owners a new loan hereinafter described, New
Lender does hereby agree as follows:

or

☒ NOW THEREFORE, in consideration of the foregoing and for the express purpose of inducing New Lender
to refinance the first loan for Owners, SunTrust hereby agrees as follows:



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- ☐ 1. New Lender confirms that the loan or line and the lien of SunTrust Bank secured by the lien, as described above, and any and all advances made under or upon this loan or line after this date are hereby superior to its loan. If SunTrust's Security Instrument secures a line of credit and the line is reduced to zero (0.00%) at any time, this subordination shall remain in place and any subsequent advances shall be treated as superior to New Lender's loan and lien. New Lender also confirms that its new loan, dated _____ is subordinate to and made subject to and is inferior to that certain lien upon the Property held by SunTrust.

or

- ☒ 2. SunTrust Bank confirms that its lien secured by the Property, as described above, and any and all advances made under or upon this loan or line after this date are hereby inferior and subordinate to the lien upon the Property, created by the Security Instrument granted or given by Owners to New Lender, up to the original principal balance of \$ 169,800.00, for the purpose of refinancing the first lien on the Property.
- ☐ 3. Nothing contained herein shall otherwise modify or affect the lien of SunTrust Bank in the Property, except as herein specifically stated.

IN WITNESS WHEREOF, by and through its undersigned officer has affixed its hand and seal hereto on the day and year first above written.

SunTrust Bank

By: Deborah K. Kiser (Seal)
 Printed Name: DEBORAH K. KISER
 Title: OFFICER



COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF RICHMOND, To Wit:

Personally appeared before me, the undersigned authority in and for said city/county and state, on this 24TH day of AUGUST, 2006 within my jurisdiction, the within named DEBORAH K. KISER, who acknowledged that (he/she/they) is OFFICER, of SunTrust Bank, a Georgia banking corporation, and that for and on behalf of the said corporation, and as its act and deed (he/she/they) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Autumn R. Morris
 Notary Public
 Printed Name: AUTUMN R. MORRIS
 My Commission Expires: 09/30/07

For Bank Use Only

LTV / APPR